

Frederick County Planning Commission

Meeting Minutes

August 19, 2009

COMMISSION MEMBERS PRESENT:

Joseph Brown
Richard Floyd
Kai Hagen, BoCC Liaison
Catherine Forrence, Vice Chair

John McClurkin
Audrey Wolfe, Chair
Robert White, Secretary

COMMISSION MEMBERS ABSENT:

PLANNING STAFF PRESENT:

Eric Soter, Director
Jim Gugel, Chief Planner
Tim Goodfellow, Planner

Amber DeMorett, GIS Manager
Denis Superczynski, Planner
John Thomas, Planner

9:30 A.M.

MORNING SESSION

CHAIR WOLFE BROUGHT THE MEETING TO ORDER AT 9:30 AM.

1. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
Commissioner White wanted to ascertain a close-off date for accepting public comments.
Commission Forrence concurred as well as Wolfe
2. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
None
3. **WATER & SEWERAGE PLAN AMENDMENT** **FINDING-OF-CONSISTENCY**
 - a. The following are requests to amend the [County Water & Sewerage Plan](#), for the purpose of determining consistency with the County's Comprehensive Plan: (Tim Goodfellow)

WS-09-01	Board of County Commissioners	Requesting re-classification of 20 acres from PS to S-5/Dev
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STAFF PRESENTATION: Planner Goodfellow presented the Application/Staff report of the request.

COMMISSIONER HAGAN AT 9:36AM

STAFF RECOMMENDATION:

Staff recommends a finding of consistency for case WS-09-01 (S-5 sewer category for Tax map 78, Parcel 14) to the New Market Region Plan.

DISCUSSION:

Commissioner White questioned why the case needed to come before the FcPc. Director Soter explained during triennial review the sewer reclassification for this property was missed and this procedure was needed to amend.

PUBLIC COMMENT:

None

MOTION: Commissioner Brown made a motion for a Finding-of-Consistency for case WS-09-01 - Reclassification to S-5 sewer category for Tax map 78, Parcel 14 - and the New Market Region Plan TS - 0:08:08.

White/ 2nd Brown – Motion Passed 7-0-0-0

Yea - 7 (Brown, Floyd, Forrence, Hagen, McClurkin, White, Wolfe), Nay - 0, Absent - 0, Abstain - 0

4. COUNTYWIDE COMPREHENSIVE PLAN UPDATE

DISCUSSION

- a. CwCP Workshop #2 – Review agency, organization, and public comments from the July 15th and 22nd public hearings and from other written comments. The Planning Commission will be making preliminary revisions to the Public Hearing Draft Plan as part of their final Recommended Plan to be voted on at a subsequent workshop. (Eric Soter, Jim Gugel)

Director Soter and Chief Planner Gugel summarized on the packet received and proposed way to proceed. TS - 0:13:30

A. MISCELLANEOUS MAP CORRECTIONS

i. Miscellaneous Map Corrections – Property Owners: TS - 0:29:37

Chief Planner Gugel noted various map corrections and showed on the overhead screen by region – noting the tax map and parcel number where applicable.

ADAMSTOWN REGION TS - 0:29:35

BRUNSWICK REGION

Director Soter asked for concurrence and received - TS - 0:37:00

FREDERICK REGION

Director Soter asked for concurrence and received - TS - 0:40:39

MIDDLETOWN REGION

Director Soter asked for concurrence and received - TS - 0:44:53

URBANA REGION

Director Soter asked for concurrence and received - TS - 0:50:22 (00:53:53)

WALKERSVILLE REGION

Director Soter asked for concurrence and received - TS - 0:52:29 (00:53:53)

ii. MISCELLANEOUS MAP CORRECTIONS – Additional Property Owners’ Summaries

(Summary of Map Revisions to Public Draft) - TS - 0:54:11

Property plan designations were discussed. Director Soter noted that unless a motion was made to reconsider staff comments the Draft Plan would remain unchanged.-TS - 0:57:30

FREDERICK REGION

Director Soter asked for concurrence and received - TS - 01:00:30

Mapping - technical corrections - FRP 25

MIDDLETOWN REGION

Director Soter asked for concurrence to no change and received- TS - 01:07:28

NEW MARKET REGION

Chief Planner Gugel asked for concurrence to no change and received- TS - 01:12:13

PLEASE NOTE BOTH AUDIO AND VIDEO TAPES ARE AVAILABLE UPON REQUEST.

THURMONT REGION

Director Soter asked for concurrence to no change and received- TS - 01:12:20

WALKERSVILLE REGION

Chief Planner Gugel asked for concurrence to no change and received- TS - 01:14:43

B. GREEN VALLEY RURAL RESIDENTIAL AREA - Planner Superczynski TS - 01:15:13

Clarification of land designation were noted and discussed.

MOTION: Commissioner White made a motion to accept changes recommended and verbally noted by staff into the Draft Plan. TS - 01:34:58

White/ 2nd Forrence – Motion Passed 7-0-0-0

Yea - 7 (Brown, Floyd, Forrence, Hagen, McClurkin, White, Wolfe), **Nay – 0, Absent – 0, Abstain – 0**

Break 11:15 – 11:20

C. LIBERTYTOWN COMMUNITY GROWTH AREA - Planner Superczynski TS - 01:43:00

Planner Superczynski noted other staff recommended changes to the Draft Plan. Other change topics discussed included water & sewer, traffic/by-pass, Yeager and Wormald properties.

MOTION: Commissioner Hagan made a motion to change the Growth Boundary Line (alternative from what Planner Superczynski proposal). - TS - 02:08:30

Hagen / 2nd Brown – Motion Failed 3-3-0-1

Yea - 3 (Brown, Hagen, Wolfe), **Nay – 3** (Forrence, McClurkin, White), **Absent – 0, Abstain – 1** (Floyd)

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MOTION: Commissioner White made a motion to change the Growth Boundary Line to run across the Wormald property SE to NW (highlighted on the large screen). - TS - 02:09:10

White / 2nd Forrence – Motion Passed 4-2-0-1

Yea - 4 (Forrence, Hagen, McClurkin, White), **Nay – 2** (Brown, Wolfe), **Absent – 0, Abstain – 1** (Floyd)

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THURMONT REGION (Wormald piece AR)

Chief Planner Gugel asked for concurrence to no change and received- TS - 02:10:45

D. ROADWAY CLASSIFICATION REVISIONS – Planner Thomas

MOTION: Commissioner Brown made a motion to reflect the collector road between Ed McClain Road & MD 75. TS - 02:18:40 – 02:25:19

Brown/ 2nd White – Motion Passed 5-1-0-1

Yea - 5 (Brown, Floyd, Hagen, White, Wolfe), **Nay – 1** (McClurkin), **Absent – 0, Abstain – 1** (Forrence)

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MOTION: Commissioner Brown made a motion to change the road designation for northern portion of Ed McClain Road to RT. 75 back to Local. - TS - 02:26:19

Brown/ 2nd White – Motion Passed 7-0-0-0

Yea - 7 (Brown, Floyd, Forrence, Hagen, McClurkin, White, Wolfe), **Nay – 0, Absent – 0, Abstain – 0**

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Change Old Gettysburg Road to PA Line to a Collector Road - *Chief Planner Gugel asked for concurrence for change and none was received - TS - 02:28:18*

PLEASE NOTE BOTH AUDIO AND VIDEO TAPES ARE AVAILABLE UPON REQUEST.

Change Manor Woods Rd from New Design to MD 85 back to a Collector Road - *Chief Planner Gugel asked for concurrence for change and none was received* - TS - 02:29:48

MOTION: Commissioner Brown made a motion to change Christopher Crossing to a Major Arterial Road (Monocacy Blvd south to US 40). TS - 02:32:15

Brown/ 2nd White – Motion Passed 6-0-0-1

Yea - 6 (Brown, Floyd, Forrence, McClurkin, White, Wolfe), **Nay – 0, Absent – 0, Abstain – 1** (Hagen)

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Change Corporate Drive designation, from Ballenger Creek Pike to Crestwood Blvd, back to Minor Arterial Road - *Chief Planner Gugel asked for concurrence for change and received*- TS - 02:29:48

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MOTION: Commissioner White made a motion to change Corporate Drive designation, from Ballenger Creek Pike to Crestwood Blvd, back to Minor Arterial Road. TS - 02:33:15

White/ 2nd Brown – Motion Passed 5-2-0-0

Yea - 5 (Brown, Forrence, Hagen, White, Wolfe), **Nay – 2** (Floyd, McClurkin), **Absent – 0, Abstain – 0**

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MOTION: Commissioner White made a motion to change Mountville Road from Winchester Boulevard east to Ballenger Creek Pike back to a Collector Road. TS - 02:38:15

White/ 2nd Forrence – Motion Passed 7-0-0-0

Yea - 7 (Brown, Floyd, Forrence, Hagen, McClurkin, White, Wolfe), **Nay – 0, Absent – 0, Abstain – 0**

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MOTION: Commissioner Forrence made a motion to remove the Minor Arterial road from West Main Street to South Seton Avenue. TS - 02:40:00 – 02:52:00

Forrence/ 2nd White – Motion Passed 6-1-0-0

Yea - 6 (Brown, Floyd, Forrence, Hagen, McClurkin, White), **Nay – 1** (Wolfe), **Absent – 0, Abstain – 0**

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MOTION: Commissioner White made a motion to approve the Recommended Plan with adjustment made to date and to direct the staff to prepare the Map revisions and a report to the BoCC. TS - 02:57:50

White/ 2nd Floyd – Motion Passed 7-0-0-0

Yea - 7 (Brown, Floyd, Forrence, Hagen, McClurkin, White, Wolfe), **Nay – 0, Absent – 0, Abstain – 0**

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5. **ANNOUNCEMENTS**

INFORMATIONAL

a) Upcoming Workshops/Meetings

***** ADJOURNED MEETING AT 3:58 *****

Respectfully Submitted,

Catherine Forrence, Chair

PLEASE NOTE BOTH AUDIO AND VIDEO TAPES ARE AVAILABLE UPON REQUEST.